



Smart Growth Overlay District (Sohier Road)
Development Application Form

City of Beverly



To be Completed by Applicant

1. Date of Submission: 9/17/2018

Location

2. Site Address:
108 Sohier Road
Beverly, MA 01915

3. Assessor's Parcel ID #:
43-108

To be Completed by Planning Office

A. Fees:

Receipt Stamp

B. Date Received:

C. Received By:

D. Application Material
Included:

Y ☐ N ☐

E. Application #:

Proposal

4. Type of Application:

- ☒ Multi-Family
☒ Mixed Use

6. Existing Uses: (e.g. retail, office, residential)
Vacant land

8. Waivers Requested?: ☐

List all waivers requested and attach a narrative explaining why each waiver is needed.

5. Narrative: ☒

Attach a description of the project and specifically how it meets the criteria of the district.

7. Proposed Uses: (e.g. retail, office, residential)

75 units of affordable family housing
5,000 sf office space for Harborlight
Community Partners

9a. Required Application Materials: ☒

See following page for checklist of required materials (9b)

Site Info

10. Area: (Square Feet)

Lot: 220,936

Building (total): 125,400

11. Building Information

Number of stories: 2-4

Number of dwelling units: 75

Non-residential sq. ft: 5,000

12. Parking Spaces:

Existing: 0

Proposed: 150

13. Environmental Issues:

Wetlands?: Y ☐ N ☒

River/Stream?: Y ☐ N ☒

Floodplain?: Y ☐ N ☒

Applicant Information

14. Owner

1) Name:

Anchor Point LLC

2) Name:

Address:

PO Box 507
Beverly, MA 01915

Address:

Primary Contact?
Yes ☐ No ☒

Telephone: 978-922-1305 x210

Telephone:

15. Applicant

Name:

Kristin Carlson

Title:

Senior Project Manager

Address:

PO Box 507
Beverly, MA 01915

Firm:

Harborlight Community Partners, Inc.

Primary Contact?
Yes ☒ No ☐

Telephone: 978-922-1305 x210

16. Certification: I hereby certify that the above information is correct and that I have submitted herewith all the pertinent documentation required.



**Smart Growth Overlay District (Sohier Road)
Development Application Form**

City of Beverly



9b. Required Application Materials: In order to be considered complete, all applications for Site Plan Approval shall be comprised of the following:

- ☒ Ten (10) copies of the completed Smart Growth Overlay District Application form
- ☒ Ten (10) paper copies of the completed site plan sized 11"H x 17"W, folded to 8½" x 11" size
- ☒ Ten (10) paper copies of the completed site plan sized 24"H x 36"W, folded to 8½" x 11" size
- ☒ Three (3) copies of Stormwater Management Report, four (4) copies if in the Water Supply Protection Overlay District
- ☒ Proof of submittal to City Clerk
- ☒ One (1) set of Certified List of Abutters, with mailing labels, from Assessor's Department
- ☒ Filing fee of \$35 per 1,000 square feet gross floor area (minimum of \$350, maximum of \$5,000) for site plan review; or \$350 for a modification of site plan review
- ☒ Deposit for legal notice fee and (unless a holder of an account with Salem News) completed "Request for Legal Notice" form
- ☐ Written permission from property owner to apply for Site Plan Review (if applicant is not owner)
- ☒ One (1) digital/electronic filing of the all material in PDF form by email or flash drive to be emailed or submitted to: Darlene Wynne, Assistant Planning Director, at: dwynne@beverlyma.gov
- ☐ If applicable, Inclusionary Housing Application filing is to be submitted simultaneously
- ☐ For modifications only, cover letter explaining changes

All site plans should be drawn to scale, and should contain the following, per Ordinance Section 300-98(D):

- ☒ A locus map drawn at a scale of one inch equals 800 feet
- ☒ The location and name of all streets in the immediate vicinity of the proposed project, with a notation as to whether the street is a public or private right-of-way
- ☒ Zoning and historic district boundary lines
- ☒ Existing and proposed contour lines at one- or two-foot intervals
- ☒ The location and dimensions of all existing and proposed buildings on the site, and on abutting properties; elevation and facade treatment plans of all proposed buildings and signs
- ☒ Information on the location, size, and capacity of existing and proposed utilities which will service the project (water, sewer, electric, etc.) as well as hydrant location(s), and design plans and specifications/information for HVAC equipment and other noise-emitting equipment proposed on the roof of the building(s) or elsewhere on site
- ☒ Information on the method of surface and subsurface drainage disposal; location, type, and intensity of lighting; location, size, type, and number of existing and proposed landscape features; location and dimensions of signage; location of waste and refuse disposal facilities, and snow removal plans for the property post construction, and adequacy of same
- ☒ Calculations of amount of parking required, and the location, size, and type of parking, loading and unloading, and service areas
- ☒ Information sufficient to demonstrate that satisfactory arrangements will be made to facilitate traffic movement to, from, and within the site, such arrangements to be subject to the review and approval of the Parking and Traffic Commission ("sufficient information" may require the submission of a traffic study)
- ☐ Any additional data (including but not limited to drainage studies, demographic studies, shadow studies, etc.) which the Planning Board may deem necessary to evaluate the proposed project as it relates to surrounding areas, anticipated traffic and public safety and the intent of the Comprehensive Plan and the Ordinance

**Anchor Point
108 Sohier Road
40R Application Narrative**

Project Description

Anchor Point is a proposed 75 unit development of affordable two and three-bedroom rental apartments for families, sponsored by Harborlight Community Partners (HCP). HCP owns the 5.07 acre site, which is currently undeveloped. The project will provide high quality housing for families earning at or below 60% of the area median income (AMI), which in 2018 is \$64,680 for a family of four. In addition, 20% of the units (15 apartments) will be set aside for families coming out of homelessness.

The large, open site sits at the intersection of Sohier and Tozer Roads. There is a major underground water main running in an easement through the middle of the site, which divides the site roughly in half. The site slopes significantly down to the intersection of Sohier and Tozer. The project is comprised of three new, wood frame buildings. Building A (to the north) will contain 38 units plus lobbies, lounges, and in-building laundry, and it will be three stories tall, with a flat roof. Building B will contain 37 units plus similar common spaces. It will be three stories tall on the high side of the site, taking advantage of the existing slope to create walk-out units on a lower 'garden' level. The third, smaller building will house multi-purpose community spaces, management offices, and, on the second floor, new corporate offices for HCP.

Meeting the Criteria of the 40R District

Anchor Point is in the Beverly Smart Growth Overlay Zoning District and it conforms with the density, setback and height requirements as set forth in the district. The units are 100% affordable rental (25% is the minimum required by zoning). The affordability restriction will be a minimum of 30 years. It is a mixed-use project, with a total gross floor area of 125,400 sf, of which 5,000 sf is offices for HCP (4%, well below the zoning threshold of 33%).

There are 150 parking spaces proposed for the 75 units and office space, recognizing the opportunity for shared parking between the residential and office use. The 75 residential units would require two spaces per unit under the zoning, and the 5,000 sf office space would require an additional 20 spaces. We note that the zoning encourages shared parking in the Smart Growth Overlay Zoning District. Our traffic engineer has put together a shared parking assessment using both the zoning requirements and the parking generation rates contained in the ITE Parking Generation, 4th Edition, which are slightly lower than the City requirements. Both indicate that 150 parking spaces will be adequate to meet the peak parking demand for the site. Refer to traffic study for additional information. Parking is located behind the buildings and to the rear of the site.

The design of the project responds to the Smart Growth Overlay District Design Standards in the following ways:

1. Architecture

- a. New residential buildings are placed to the south and east of the property. The shared community building with offices above is located between the two residential buildings, and adjacent to large outdoor spaces (patio, basketball court, grass field, and community gardens).
- b. The facades and cornice lines are stepped to break down the scale, and the balconies provide a rhythm along the length of the building. Exterior materials consisting of brick, shiplap board, and shingle are used to emphasize the residential feel of the project. These materials are consistent with those normally found in Beverly's existing housing stock.
- c. Flat roofs are planned to allow for solar panels, but the detailing and articulation of the buildings keeps a residential feel. All panels and equipment will be screened.

2. Streets

- a. HCP supports the City of Beverly in its pursuit of MassWorks funding to rebuild the intersection of Sohier and Tozer, making it safer and more pedestrian-friendly. HCP is willing to allow the City to use the southern corner of the property for this purpose. This work would include new sidewalks with street trees, connecting Anchor Point as well as adjacent stretches along Sohier and Tozer Roads to the existing sidewalk network. There are currently no sidewalks at the site. While the grant has not been approved, we have a high confidence it will be. Accordingly, our plans have incorporated this work since it has greater impact on the project than the extant state.
- b. The project is fully accessible and complies with MAAB.

3. Infrastructure

- a. The buildings are located well away from the existing water main. The location and depth of the water main has been surveyed to ensure that it is not disturbed. We are, however, proposing to join the two residential buildings with an enclosed bridge which would pass over the water main at a height of approximately 17 feet above grade. Not only will the bridge create a focal entry point for the project on Sohier Road, it will also allow all residents to easily access facilities located in both buildings.
- b. Stormwater management will be accomplished with underground systems to collect runoff. Refer to civil engineering plans and reports for additional information.
- c. Utilities will be located underground.

4. Entrances

- a. Due to the steep grading and dense existing tree cover along Tozer Road, the buildings are oriented along Sohier Road.
- b. The two residential buildings are aligned to address Sohier Road, and create a pedestrian friendly streetscape with individual apartment entrances and stoops. The two buildings create a welcoming entry "gate" at the main entries to both buildings.

- c. There are no parking garages, and vehicular entrances are located as far north on the site as possible.

5. Parking

- a. Surface parking is located behind the buildings and to the rear of the site, screened by both buildings and landscaping.

6. Natural Features

- a. The existing tree buffer along Tozer Road will be maintained as much as is possible.

7. Landscape

- a. The exterior landscaping is thoughtfully designed to include a series of different spaces for both children and adults. There are two fenced-in playgrounds for smaller children, a half-court basketball area, an open playing field, and-raised bed community gardens. In addition, every apartment will have a small outdoor space: either a terrace at grade, or a balcony, to allow ample access to the outdoors.
- b. All exterior signage will comply with the zoning ordinance and we will apply for approval at a later time under a separate process..